

# PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a non-conforming use for a five apartment, three apartment and single family dwelling at 202B, 202C and 202A Woodland Avenue.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:  
(Type or Print Name)  
Signature  
Address  
City and State

Legal Owner(s):  
(Type or Print Name)  
Signature  
(Type or Print Name)  
Signature

Attorney for Petitioner:  
H. COHEN  
5 Light Street, Suite 850  
Baltimore, Maryland 21202  
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
GHULAM SARWAR  
1806 Eastern Avenue 276-4666  
Address Baltimore, Md. 21231 Phone No.

ORDER RECEIVED FOR FILING  
DATE December 3, 1981  
BY [Signature]

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of June, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 18th day of August, 1981, at 10:30 o'clock A.M.

[Signature]  
Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1

(over)

GHULAM SARWAR  
Appellant  
VS.  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

## PETITION FOR APPEAL

This Petition, by GHULAM SARWAR, respectfully represents unto this Honorable Board:

- That your Petitioner has been and is aggrieved by an action of the Zoning Commissioner of Baltimore County in disapproving the existence of a non-conforming use for Building 202-A Woodland Avenue; and in disapproving the existence of a non-conforming use for Building 202-C Woodland Avenue as a three apartment dwelling.
- That the decision rendered by the Zoning Commissioner Thursday, December 3, 1981, is contrary to the facts and is in violation of the constitutional rights of this Petitioner and of the Petitioner's property rights.
- That your Petitioner objects to and appeals from the action of the said Commissioner in this matter and requests a review by this Board of the above-mentioned decision of said Board of the following errors of the said Board:
  - That the decision of said Commissioner was arbitrary and capricious.
  - That the decision of said Commissioner was unsupported by evidence and was unreasonable.
  - That the discretion of said Commissioner was not fairly exercised in protection of the Petitioner's property rights and constitutional rights of the Appellant.
  - That the decision is incorrect, inequitable, discriminating and unconstitutional deprivation of property rights, without due process of law.

or enlarged to an extent not more than once again the area of the land used in the non-conforming use." Between 1955 and the present, the regulation dealing with extension of a nonconforming use (Section 104) states that such use could not be extended by more than 25%.

- No protestants appeared at the hearing in opposition to the petition.
- The finding of a nonconforming use being conducted on the subject property will not adversely affect the health, safety, and general welfare of the community.

and, thus, the present public hearing is required.

It is evident that Building 202A, converted to a single-family dwelling in 1948 or 1949, was never previously used as an apartment or as a single-family unit. Therefore, its existence as a nonconforming use would be limited to the lot area, together with the front, side, and rear yard requirements. At the time of its conversion, the 1945 zoning regulations required a lot area of not less than 5,000 square feet and a width of not less than fifty feet at the front building line with a front yard of not less than twenty-five feet in depth, side yards of not less than seven feet, and a rear yard with a minimum average depth of twenty feet, but in no case less than fifteen feet in depth at any one point. Further, Section III.C.1 stated in part, "No yard space or minimum area required for a building or use by these regulations shall be considered as any part of the yard space or minimum area for another building or use." In addition, Section III.A.13(a) required that "...in no case shall an accessory building be located within two feet of any lot line." According to Section XI, a lawful nonconforming use existing on the effective date of the adoption of these regulations may continue; however, upon any change from such nonconforming use to a different use, the right to continue to resume that nonconforming use shall terminate.

The site plan prepared by J.S.T. Engineering Co., Inc., dated May 7, 1981, and marked Petitioner's Exhibit 3, discloses that a portion of Building 202A, though possibly built prior to the 1945 zoning regulations as an accessory structure (garage), appeared to encroach into the right of way of Patapsco Avenue. The testimony indicated that the conversion to a single-family dwelling occurred at a point in time to allow the Stockely's to move into the improvement in 1956. Whether the conversion

- 2 -

(e) And for such other reasons as will be presented at the time of the hearing of this Petition.

WHEREFORE, Your Petitioner prays that this Honorable Board:

- Reverse said Order of the Zoning Commissioner of Baltimore County of Thursday, December 3, 1981.
- Grant such other and further relief as the nature of this case may require.

AND, as in duty bound, etc.

[Signature]  
MARK L. WOODARD

[Signature]  
DAVID H. COHEN

5 Light Street - Suite 850  
Baltimore, Maryland 21202  
539-1230

ORDER RECEIVED FOR FILING  
DATE December 3, 1981  
BY [Signature]

took place under the 1945 or the 1955 zoning regulations would appear to be immaterial since in neither instance are the requirements met with respect to area or setbacks because the lot for Building 202A has no description and, even with a description, appears to encroach onto abutting property. Therefore, its conversion from a garage to a single-family dwelling constituted an unlawful use and, as such, cannot now enjoy a lawful nonconforming use.

According to the testimony, Building 202B was constructed as a five-apartment structure in 1941. Therefore, there is no question that it was constructed legally in that its status did not change until the adoption of the 1945 zoning regulations and the land being classified as "A" Residence, which did not provide for multiple-family dwellings. As such, Building 202B enjoys the benefits conferred by a non-conforming status since the testimony supported its use as five apartments from 1941 to the present without interruption.

Testimony presented in support of the claimed nonconformance for multiple-family use of Building 202C presents similar problems as those addressed for Building 202A. Mrs. Stockely testified that she and her family moved from Building 202C after completion of Building 202B, using two of the apartments and renting the remaining three; however, her daughter, Mrs. Hughes, testified that the Stockely family moved Building 202B in 1942, rented Building 202C to a boating club for clubhouse purposes, and that sometime before 1943, converted it to a three-apartment dwelling. She was unable to remember the exact date and none of the other witnesses testifying in behalf of the petitioner were able to offer any additional testimony regarding specific dates. Since the responsibility for proving the existence of a nonconforming use rests upon the petitioner and the only proof offered indicates that the conversion of Building 202C to a three-apartment dwelling occurred before 1948, but not prior to 1945, the conversion was illegal; however, the 1945 zoning regulations under "A" Residence does provide for "Dwelling, Two-Family" as follows:

"A detached dwelling arranged or used for occupancy by not more than two families as separate housekeeping units, and with not more than one entrance on any side. Such a dwelling shall have one house-keeping unit over the other."

ORDER RECEIVED FOR FILING  
DATE December 3, 1981  
BY [Signature]

- 3 -

IN THE MATTER OF  
THE APPLICATION OF  
GHULAM SARWAR  
FOR SPECIAL HEARING TO  
DETERMINE NONCONFORMING  
USE OF PROPERTY LOCATED ON  
W/S Patapsco Ave. at Woodland Ave.  
12th District

BEFORE  
COUNTY BOARD OF APPEALS  
OF  
BALTIMORE COUNTY  
No. 82-43-SPH

## ORDER OF DISMISSAL

Petition of Ghulam Sarwar for special hearing to determine a nonconforming use of property located on the west side of Patapsco Avenue at Woodland Avenue, in the Twelfth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal of Appeal filed June 24, 1982 (a copy of which is attached hereto and made a part hereof) from the attorney representing the Petitioner-Appellant in the above entitled matter; and

WHEREAS, the said attorney for the said Petitioner-Appellant requests that the appeal filed on behalf of said Petitioner be dismissed and withdrawn as of June 24, 1982,

IT IS HEREBY ORDERED this 29th day of June, 1982, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

Keith S. Franz, Acting Chairman

LeRoy B. Spurrer

Joanna L. Suder

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 3rd day of December, 1981, that the existence of a nonconforming use for Building 202A as a dwelling unit be and the same is hereby DENIED, that the existence of a nonconforming use for Building 202B as a five-apartment dwelling be and the same is hereby GRANTED, and that the existence of a nonconforming use for Building 202C as a three-apartment dwelling be and the same is hereby DENIED, but is recognized as a two-apartment dwelling, from and after the date of this Order, subject, however, to the following restrictions:

- Building 202A shall be reconvered to an accessory structure and shall be located in compliance with the setback requirements set forth in Section 400.1 of the Baltimore County Zoning Regulations or a Petition for Variance shall be filed to seek relief therefrom within ninety (90) days from the date of this Order.
- Building 202C shall be reconvered to a two-family dwelling, as defined in the 1945 zoning regulations.
- The subdivision regulations for the establishment of a subdivision plan shall be complied with, as required for approval by the Baltimore County Planning Board, together with the area and setback requirements for each of the lots established, as required by the Baltimore County Zoning Regulations. If the area and setback requirements cannot be complied with in order to secure Planning Board approval, a Petition for Variance shall be filed. The subdivision plan shall be recorded among the Land Records of Baltimore County upon Planning Board approval.
- A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Department of Public Works, the Baltimore County Planning Board, and the Office of Planning and Zoning.

[Signature]  
Zoning Commissioner of  
Baltimore County

ORDER RECEIVED FOR FILING  
DATE December 3, 1981  
BY [Signature]

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER  
W/S of Patapsco Ave. at Woodland :  
Ave., 12th District : OF BALTIMORE COUNTY  
GHULAM SARWAR, Petitioner : Case No. 82-43-SPH

## ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of an, hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Deputy People's Counsel

John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 24th day of July, 1981, a copy of the foregoing Order was mailed to David H. Cohen, Esquire, 5 Light Street, Suite 850, Baltimore, Maryland 21202, Attorney for Petitioner.

[Signature]  
John W. Hession, III



Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts:

1. The petitioner herein seeks to establish the existence of nine rental units contained within three improvements as non-conforming uses. The subject property contains 0.94 of a acre of land and is located on the west side of Patapsco Avenue and the southeast side of Woodland Avenue. The improvements consist of a block building (202A) used as a single-family dwelling, a brick building (202B) containing five apartments, and a frame building (202C) containing three apartments.
2. The history of the development and use of the subject site was supplied by Mrs. Hattie W. Stockely and her daughter, Mrs. Colleen Hughes. According to Mrs. Stockely, she and her husband purchased the site in 1938 and lived in Building 202C. During the early 1940's, they built Building 202B as a five-apartment structure. Mrs. Hughes corroborated that the date was 1941, the year of her brother's birth. Their family moved into two of the apartments in 1942 and the remaining apartments were rented to others from that date to the present. Building 202C was then used by a boating club as a clubhouse until it was converted to three apartments in the late 1940's. In 1956, Mrs. Stockely's family moved from Building 202B to Building 202A, which was converted from a garage to a single-family dwelling in 1948 or 1949. Mr. and Mrs. Stockely returned to live in one of the apartments in Building 202B in 1959. They remained there until the death of Mr. Stockely in 1963 and the sale of the entire property in 1965 to a Mrs. Peterson.
3. Mrs. Peterson was not available for testimony, but one of her tenants, Mr. Raymond Bragg, testified that he became familiar with the property in 1965 and moved into Building 202B in 1970. To the best of his knowledge, Buildings 202B and 202C were continuously rented and never vacated for a period of one year or longer. He further testified that his landlords were Mrs. Peterson, Dr. Leonard Zullo, and presently, the petitioner.
4. Dr. Leonard Zullo testified that he purchased the subject property from Mrs. Peterson in 1975 and that the eight apartments, as well as the single-family dwelling, were being rented. He sold the property to the petitioner in 1980.
5. The petitioner testified that he purchased the subject property for sale as nine rental units and that he purchased the site presuming it was being used legally. He introduced statements from two people (Petitioner's Exhibit 2) indicating their respective knowledge of the use of the property and a letter from the Baltimore Gas and Electric Company (Petitioner's Exhibit 4), all of which are self-explanatory.
6. The map of the area delineates the classification of the subject property as "A" Residence under the Baltimore County Zoning Regulations adopted by the County Commissioners, codified September 1, 1948, and, as such, was not zoned for multiple-family dwellings. The property was reclassified to R.G. (Residence, group house) by the adoption of a new zoning map for the Twelfth District on May 1, 1956. Since 1971, the property has enjoyed a D.R.5.5 (Density, Residential) classification.
7. Prior to the adoption of the 1955 zoning regulations, Section XI of the 1945 zoning regulations, codified in 1948, stated in part, "...that any such lawful non-conforming use may be extended

RE: Petition for Special Hearing  
W/S of Patapsco Avenue at  
Woodland Avenue, 12th District  
Ghulam Sarwar, Petitioner  
BEFORE THE COUNTY  
BOARD OF APPEALS OF  
BALTIMORE COUNTY  
Case No.: 82-43-SFH

ORDER FOR DISMISSAL

MR. CLERK:

Please dismiss the above captioned zoning board appeal by  
Order of the attorney for the Petitioner.

DAVID H. COHEN  
Greif, Cohen and Alpert  
5 Light Street, Suite 850  
Baltimore, Maryland 21202  
539-1230  
Attorneys for Petitioner

I HEREBY CERTIFY, That on this 22 day of June, 1982, a  
copy of the foregoing Order for Dismissal was mailed to  
Thomas J. Solzinger, Esquire, Assistant County Solicitor,  
County Courts Building, Towson, Maryland 21204; Randolph N.  
Blair, Esquire, MANN AND SLAIR, 1794 Westcott Boulevard, Westcott  
Park Shopping Center, Baltimore, Maryland 21222; and John W.  
Hession, III, Esquire, People's Counsel for Baltimore County,  
Room 225, Court House, Towson, Maryland 21204.

DAVID H. COHEN

RECEIVED  
BALTIMORE COUNTY  
JUN 24 11 24 AM '82  
COMM. 230  
BY: [Signature]

Item #239 (1980-1981)  
Property Owner: Ghulam Sarwar  
Page 2  
July 22, 1981

Water and Sanitary Sewer:

There are public 6-inch water mains and 8-inch public sanitary sewerage in  
Patapsco and Woodland Avenues.

Very truly yours,

[Signature]  
JOSEPH A. MORTON, P.E., Chief  
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley

B-NE Key Sheet  
21 SE 19 Pos. Sheet  
SE 6 E Topo  
11C Tax Map

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

July 22, 1981

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #239 (1980-1981)  
Property Owner: Ghulam Sarwar  
S/W corner Patapsco Ave. & Woodland Ave.  
Acres: 0.94 District: 12th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office  
for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property, as indicated, comprises Lots 1, 2 and part of Lot 3, "Flat of  
Carnegie", recorded W.P.C. 3, Folio 75.

Baltimore County highway and utility improvements are not directly involved  
in regard to this Special Hearing.

Highways:

Patapsco and Woodland Avenues, existing public roads, are proposed to be  
improved in the future as 30-foot closed section roadways on 50-foot rights-of-way.

The entrance locations are subject to approval by the Department of Traffic  
Engineering, and shall be constructed in accordance with Baltimore County Standards  
and Specifications.

Sediment Control:

Development of this property through stripping, grading and stabilization could  
result in a sediment pollution problem, damaging private and public holdings downstream  
of the property. A grading permit is, therefore, necessary for all grading, including  
the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated  
on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent)  
to prevent creating any nuisances or damage to adjacent properties, especially by the  
concentration of surface waters. Correction of any problem which may result, due to  
improper grading or improper installation of drainage facilities, would be the full  
responsibility of the Petitioner.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211

NORMAN E. GERBER  
DIRECTOR

July 29, 1981

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #239, Zoning Advisory Committee Meeting, June 16, 1981, are as follows:

Property Owner: Ghulam Sarwar  
Location: SW/corner Patapsco Ave and Woodland Ave.  
Acres: 0.94  
District: 12th

This office has reviewed the subject petition and offers the following comments. These comments  
are not intended to indicate the appropriateness of the zoning in question, but are to assure that  
all parties are made aware of plans or problems with regard to development plans that may have a  
bearing on this petition.

Since the petition is to approve a non-conforming use, there are no site planning factors  
requiring comment at this time.

Very truly yours,

[Signature]  
John L. Wimbley  
Planner III  
Current Planning and Development

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 11, 1981

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

O/O  
Nicholas B. Commodari  
Chairman

David H. Cohen, Esquire  
5 Light Street  
Suite 850  
Baltimore, Maryland 21202

MEMBERS  
Bureau of  
Engineering  
Department of  
Traffic Engineering  
State Police Commission  
Bureau of  
Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial  
Development

RE: Item #239  
Ghulam Sarwar  
Special Hearing Petition

Dear Mr. Cohen:

The Zoning Plans Advisory Committee has reviewed the plans  
submitted with the above referenced petition. The following comments  
are not intended to indicate the appropriateness of the zoning action  
requested, but to assure that all parties are made aware of plans or  
problems with regard to the development plans that may have a bearing  
on this case. The Director of Planning may file a written report with  
the Zoning Commissioner with recommendations as to the suitability of  
the requested zoning.

Because of your client's proposal to prove that the three dwelling's  
that are on the subject property are legal non-conforming uses, this  
hearing is required.

I suggest that you contact Mr. Ted Burnham, Department of Permits  
and Licenses, at 494-3987 to discuss his comments.

Enclosed are all comments submitted to this office from the  
committee members at this time. The remaining members felt that  
no comment was warranted. This petition was accepted for filing on  
the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NSC:mch

Enclosures cc: S.T. Engineering Co., Inc.  
48311 Belair Road  
Baltimore, Maryland 21206



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7300

PAUL H. REINCKE  
CHIEF

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Ghulam Sarwar

Location: SW/cor. Patapsco Ave. & Woodland Avenue

Item No.: 239

Zoning Agenda: June 16, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this  
Bureau and the comments below marked with an "X" are applicable and required  
to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be  
located at intervals or \_\_\_\_\_ feet along an approved road in  
accordance with Baltimore County Standards as published by the  
Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle head end condition shown at \_\_\_\_\_  
EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the  
Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall  
comply with all applicable requirements of the National Fire Protection  
Association Standard No. 101 "Life Safety Code", 1976 Edition prior  
to occupancy.

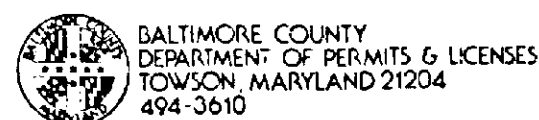
( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED BY: [Signature] Noted and Approved: [Signature]  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb





TED JAKSKI, JR.  
DIRECTOR

July 6, 1981

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond: 239  
Comments on Item # 239 Zoning Advisory Committee Meeting, June 16, 1981  
are as follows:

Property Owner: Ghulam Sarwar  
Location: SW corner Patapsco Ave. & Woodland Ave.  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Special Hearing to approve a non-conforming use for a five apartment three apartment and single family dwelling.

Address: C.94  
District: 12th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Age; and other applicable Codes.
- X B. A building change of occupancy and other miscellaneous family shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_\_
- X G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.
- X I. Comments: It appears consider work will be required to bring these structures into code compliance.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

*Charles E. Burman*  
Charles E. Burman, Chief  
Plans Review

CEB:rrj

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: June 18, 1981

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: June 16, 1981

RE: Item No: 39, 240, 241, 242  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

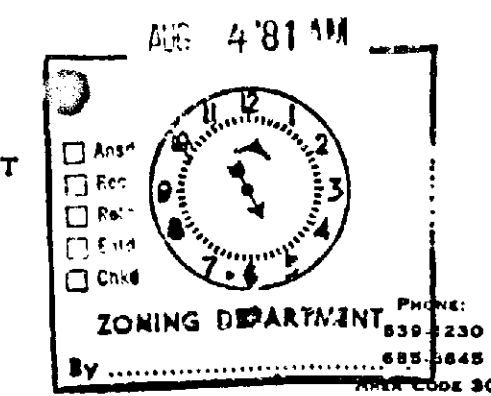
Very truly yours,

*Wm. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

NNP/bp

LAW OFFICES  
GREIF, COHEN AND ALPERT  
SUITE 850  
5 LIGHT STREET  
BALTIMORE, MARYLAND 21202

ALLEN D. GREIF  
DAVID H. COHEN  
STANLEY ALPERT  
MARK D. WOODARD  
EUGENE A. SEIDEL



August 4, 1981

Mr. William E. Hammond  
Zoning Commissioner for  
Baltimore County  
County Office Building  
111 W. Chesapeake Avenue-Room 106  
Towson, Maryland 21204

RE: Case # 82-43-SPH  
Petition for Special Hearing  
of Ghulam Sarwar

Dear Mr. Hammond:

In regards to the above referenced case please issue a subpoena to Mrs. Hattie Stokely 1121 High Country Road Towson, Maryland 21204 and to Dr. Leonard Zullo 7715 Trappe Road Dundalk, Maryland requiring their presence at the August 18, 1981 hearing. The testimony of said individuals is critical to petitioner case. Thank you for your expected cooperation.

Very truly yours,

*Mark D. Woodard*  
Mark D. Woodard

MDW:cah

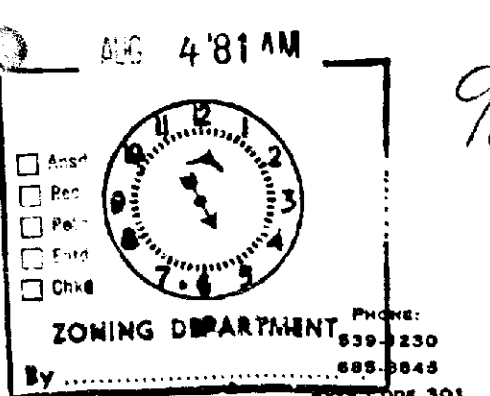
Mr. Sheriff:

Please issue subpoenas in accordance with the above.

*[Signature]*  
Zoning Commissioner of  
Baltimore County

LAW OFFICES  
GREIF, COHEN AND ALPERT  
SUITE 850  
5 LIGHT STREET  
BALTIMORE, MARYLAND 21202

ALLEN D. GREIF  
DAVID H. COHEN  
STANLEY ALPERT  
MARK D. WOODARD  
EUGENE A. SEIDEL



August 4, 1981

Mr. William E. Hammond  
Zoning Commissioner for  
Baltimore County  
County Office Building  
111 W. Chesapeake Avenue-Room 106  
Towson, Maryland 21204

RE: Case # 82-43-SPH  
Petition for Special Hearing  
of Ghulam Sarwar

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Very truly yours,

*Mark D. Woodard*  
Mark D. Woodard

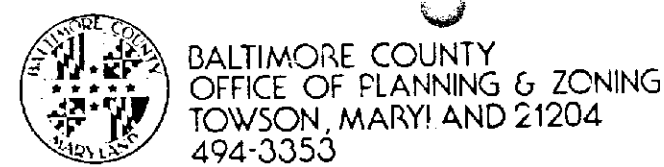
MDW:cah

Mr. Sheriff:

Please issue subpoenas in accordance with the above.

*[Signature]*  
Zoning Commissioner of  
Baltimore County

COST \$ .00  
SUMMONED 19  
NON EST 19  
NOW SUNT 19  
COPY LEFT 19  
BY CHARLES H. HICKEY, JR.  
OF BALTIMORE COUNTY



WILLIAM E. HAMMOND  
ZONING COMMISSIONER

August 10, 1981

David H. Cohen, Esquire  
5 Light Street  
Suite 580  
Baltimore, Maryland 21202

RE: Petition for Special Hearing  
W/s Patapsco Ave. at Woodland Ave.  
Case No. 82-43-SPH

Dear Mr. Cohen:

This is to advise you that \$73.25 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 100449

DATE: 8/17/81 ACCOUNT: 01-662

AMOUNT: \$73.25

RECEIVED FROM: Ghulam Sarwar  
FOR: Posting & Advertising of Case #82-43-SPH

81174-17 73254

VALIDATION OR SIGNATURE OF CASHIER

David H. Cohen, Esquire  
5 Light Street  
Suite 580  
Baltimore, Maryland 21202

July 22, 1981

### NOTICE OF HEARING

RE: Petition for Special Hearing  
W/s of Patapsco Avenue at Woodland Avenue  
Ghulam Sarwar - Petitioner  
Case #82-43-SPH

TIME: 10:30 A.M.

DATE: Tuesday, August 18, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

cc: Ghulam Sarwar

*[Signature]*  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

Baltimore  
Nov 04, 81

Baltimore County  
Office of the Zoning Commissioner  
Towson MD-21204

SUBJECT: SPECIAL HEARING TO ESTABLISH NON-CONFORMING USE HELD AUG 18, 81  
ON 202-WOODLAND AV. CASE# C-81-677.

Dear Sir,

A decision in the matter is requested at an early date

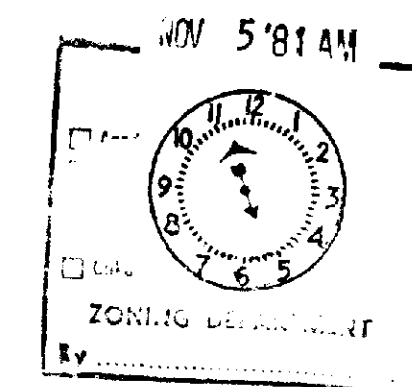
Thanking You,

The subject property is under a mortgage foreclosure proceeding and the undersigned owner is unable to sell it pending Zoning decision. An expeditious decision in the matter will be greatly appreciated.

Yours Faithfully

*Ghulam Sarwar*

GHULAM SARWAR  
1806 Eastern Ave  
Baltimore, MD-21231



LAW OFFICES  
GREIF, COHEN AND ALPERT  
SUITE 850  
5 LIGHT STREET  
BALTIMORE, MARYLAND 21202

ALLEN D. GREIF  
DAVID H. COHEN  
STANLEY ALPERT  
MARK D. WOODARD  
EUGENE A. SEIDEL

November 2, 1981

Mr. William E. Hammond  
Zoning Commissioner for  
Baltimore County  
County Office Building  
111 W. Chesapeake Avenue-Rm. 106  
Towson, Maryland 21204

RE: Case #82-43-SPH  
Petition for Special Hearing  
of Ghulam Sarwar

Dear Mr. Hammond:

I would appreciate your advising this office when we may expect a decision in regard to the above captioned matter.

Very truly yours,

*David H. Cohen*  
David H. Cohen

DHC/dcg  
cc Mr. Ghulam Sarwar  
1806 Eastern Avenue  
Baltimore Maryland 21231

11-2710  
KR-124

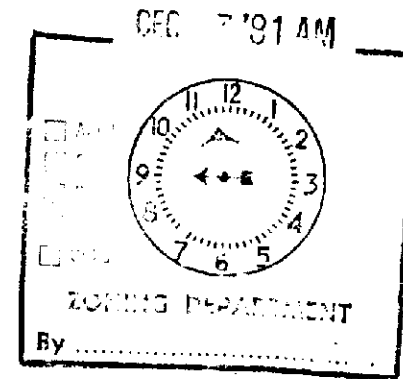
Baltimore  
Dec 02, 81

Baltimore County  
Office of the Zoning Commissioner  
Towson MD-21204

SUBJECT:- SPECIAL HEARING TO ESTABLISH NON-CONFORMING USE HELD AUG 18, 81  
ON 202-WOODLAND AV. CASE# C-81-677.

Dear Sir,

A decision in the matter is requested at an early date  
Thanking You.



Yours Faithfully

*Ghulam Sarwar*

GHULAM SARWAR  
1806-Eastern Av  
Balto. MD-21231

82-43-SPH



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

December 3, 1981

David H. Cohen, Esquire  
5 Light Street, Suite 850  
Baltimore, Maryland 21202

RE: Petition for Special Hearing  
W/S of Patapsco Avenue at Wood-  
land Avenue - 12th Election District  
Ghulam Sarwar - Petitioner  
NO. 82-43-SPH (Item No. 239)

Dear Mr. Cohen:

I have this date passed my Order in the above referenced matter in accord-  
ance with the attached.

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

January 8, 1982

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

John W. Hessian, III  
People's Counsel for Baltimore County  
Room 223, Court House  
Towson, Maryland 21204

RE: Petition for Special Hearing  
W/s Patapsco Avenue at Woodland Avenue  
Ghulam Sarwar - Petitioner  
Case #82-43-SPH Item #239

Dear Mr. Hessian:

Please be advised that an Appeal dated December 31, 1981, has been  
filed by Mark D. Woodard and David H. Cohen, Attorneys representing Mr.  
Sarwar, from the decision rendered by the Zoning Commissioner in the above  
matter.

You will be notified of the date and time of the appeal hearing when it  
is scheduled by the County Board of Appeals.

Very truly yours,

*William E. Hammond*  
William E. Hammond  
Zoning Commissioner

WEH:klr

494-3180

82-43-SPH  
82-43-SPH

County Board of Appeals

Room 219, Court House  
Towson, Maryland 21204  
June 29, 1982

David H. Cohen, Esquire  
Mark D. Woodard, Esquire  
Greif, Cohen and Alpert  
Suite 850 - 5 Light Street  
Baltimore, Md. 21202

Re: Case No. 82-43-SPH  
Ghulam Sarwar

Dear Sirs:

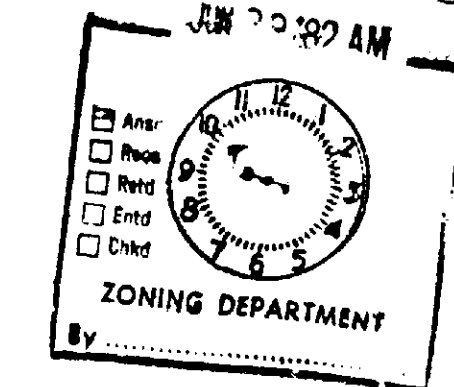
Enclosed herewith is a copy of the Order of Dismissal passed  
today by the County Board of Appeals in the above entitled case.

Very truly yours,

*Edith T. Eisenhart*  
Edith T. Eisenhart, Adm. Secretary

Encl.

cc: Mr. Ghulam Sarwar  
John W. Hessian, III, Esq.  
M. E. Dyer  
J. G. Howell  
W. E. Hammond  
N. E. Gerber



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond  
Zoning Commissioner  
Date: July 27, 1981  
FROM: Norman E. Gerber, Director  
Office of Planning and Zoning  
SUBJECT: Petition No. 82-43-SPH Item 239

Petition for Special Hearing  
West side of Patapsco Avenue at Woodland Avenue  
Petitioner- Ghulam Sarwar

Twelfth District

HEARING: Tuesday, August 18, 1981 (10:30 )

There are no comprehensive planning factors requiring comment  
on this petition.

*Norman E. Gerber*  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG:JGH:ab



Baltimore County  
Department of Traffic Engineering  
TOWSON, MARYLAND 21204  
(301) 494-3550

STEPHENE E. COLLINS  
DIRECTOR

August 27, 1981

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment for items  
number 239, 240, 241 of ZAC meeting June 16, 1981.

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineering Associate II

MSF/jem

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner  
TO: Office of Planning and Zoning  
Date: August 12, 1981  
FROM: Ian J. Forrest  
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following  
zoning variance items, and has no specific comments regarding same:

- Item #239 - Ghulam Sarwar
- Item #247 - Betty Lee Dulany, et al
- Item # 10 - Fung Kun Lun, et al
- Item # 11 - Baltimore and Ohio Railroad Company
- Item # 14 - Lewis Investment Company
- Item # 15 - North View Associates
- Item # 16 - Transportation Displays, Inc.
- Item # 17 - Gale and Helen Nelson
- Item # 18 - William and Kathryn Koenig
- Item # 19 - East Bay Development Corp.
- Item # 21 - Karen Daniels, et al
- Item # 22 - Wesley R. and Cecilia M. Daub
- Item # 23 - Demetris Demetrakis
- Item # 24 - Bertha Linnen
- Item # 26 - Robert H. and Pearl A. Bouse, Jr.
- Item # 27 - Pandallstown Associates
- Item # 28 - Arundel Lumber Company, Inc.
- Item # 29 - Pulaski Industrial Park, Assoc.
- Item # 30 - Samuel L. and Margaret B. Brown
- Item # 32 - Charles J. and Eva Lee Fischer, Jr.

*Ian J. Forrest*  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF/eth

LAW OFFICES

GREIF, COHEN AND ALPERT

SUITE 850  
5 LIGHT STREET  
BALTIMORE, MARYLAND 21202-1204

ALLEN D. GREIF  
DAVID H. COHEN  
STANLEY ALPERT  
MARK D. WOODARD

PHONE:  
538-1230  
538-6845  
AREA CODE 301

June 22, 1982

County Board of Appeals  
Room 219, Court House  
Towson, Maryland 21204

Re: Petition for Special Hearing  
Ghulam Sarwar, Petitioner  
Case No.: 82-43-SPH

Gentlemen:

Enclosed herewith please find Order for Dismissal  
to be filed in regard to the above captioned matter.

Thank you for your cooperation.

Very truly yours,

*David H. Cohen*  
David H. Cohen

ENC/deg  
Encl.

cc: Thomas J. Bollinger, Esquire  
Assistant County Solicitor  
County Courts Building  
Towson, Maryland 21204

cc: Randolph N. Blair, Esquire  
HANN AND BLAIR  
1794 Merritt Boulevard  
Merritt Park Shopping Center  
Baltimore, Maryland 21222

cc: John W. Hessian, III, Esquire  
People's Counsel for Baltimore County  
Room 223 Court House  
Towson, Maryland 21204

BALTIMORE  
JUN 24 11 02 AM '82  
CIVIL  
BR-5-120



## County Board of Appeals

Room 219, Court House  
Towson, Maryland 21204  
April 2, 1982

## NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 82-43-SPH

GHULAM SARWAR

for - nonconforming use for apartments and  
single family dwelling

W/S Patapsco Ave. at Woodland Avenue

12th District

12/3/81 - ZC GRANTED PETITION IN PART

## ASSIGNED FOR:

THURSDAY, JUNE 10, 1982 at 10 a.m.

cc: David H. Cohen, Esq.  
Mark D. Woodard, Esq.  
Mr. Ghulam Sarwar  
John W. Hession, III, Esq.  
Mr. W. E. Hammond  
Mr. J. E. Dyer  
Mr. N. E. Gerber  
Mr. J. G. Hoswell

Counsel for Petitioner  
" " "  
Petitioner  
People's Counsel

Edith T. Eisenhart, Adm. Secretary

4/2/82 - Notified of appeal hearing scheduled for THURSDAY, JUNE 10, 1982 at 10 a.m.

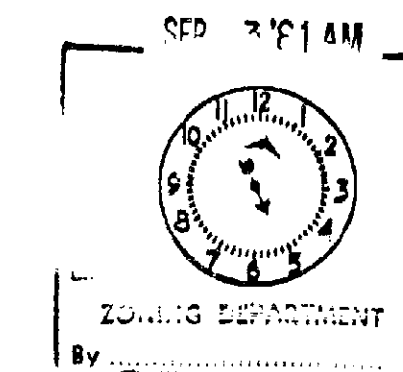
David H. Cohen, Esq.  
Mark D. Woodard, Esq.  
Mr. Ghulam Sarwar  
John W. Hession, III, Esq.

## TO WHOM IT MAY CONCERN:

I, MARTIN G. McVEY, 3004 Liberty Parkway, Baltimore, Maryland 21222, hereby state that to the best of my knowledge, the property known as 202 Woodland Avenue has been used as follows: block building, one family; brick building, five (5) apartments; and frame building, three (3) apartments; since 1943, and I further state that I was born at the aforementioned property and resided there for approximately ten (10) years.

*Martin G. McVey*  
MARTIN G. McVEY  
Dated: 8/27/81

Pet. Ex. 1



## TO WHOM IT MAY CONCERN

Undersigned has been residing at 16 - Centre Av. 21222  
for the past 16 years. To the best of my knowledge the property at  
202- Woodland Av has been used as Nine apartments since 1963

Block Bldg --One family  
Brick Bldg --5 Apts.  
Frame Bldg --3 Apts.

MEHR SULTANA KHAN

*Mehr Sultana Khan*  
16 - Centre Av.  
21222

PETITIONER'S  
EXHIBIT 2

BALTIMORE  
GAS AND  
ELECTRIC

CHARLES CENTER • P.O. BOX 1475 • BALTIMORE, MARYLAND 21203

Customer Relations Department

April 23, 1982

Mr. Ghulam Sarwar  
1806 Eastern Avenue  
Baltimore, MD 21221

Re: 202 Woodland Avenue

Dear Mr. Sarwar:

"Thank you for your inquiry. I have checked our records back to October, 1974, and they verify that separately metered apartments existed at the above mentioned address in 1974. Unfortunately, our records don't go back any further.

I hope this information will be helpful to you.

Sincerely,

D. Cohen

D. Cohen  
Customer Representative

DC/ML

PETITIONER'S  
EXHIBIT 4

## PETITION FOR SPECIAL HEARING

12th DISTRICT

ZONING: Petition for Special Hearing  
LOCATION: West side of Patapsco Avenue at Woodland Avenue  
DATE & TIME: Tuesday, August 18, 1981 at 10:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a non-conforming use for a five apartment, three apartment and single family dwelling at 202B, 202C and 202A Woodland Avenue.

All that parcel of land in the Twelfth District of Baltimore County

Being the property of Ghulam Sarwar, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, August 18, 1981 at 10:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

LAW OFFICES  
GREIF, COHEN AND ALPERT  
SUITE 850  
8 LIGHT STREET  
BALTIMORE, MARYLAND 21202

ALLEN D. GREIF  
DAVID H. COHEN  
STANLEY ALPERT  
EUGENE A. BEIDEL

PHONE:  
859-1230  
888-8845  
AREA CODE 301

August 31, 1981

Mr. William E. Hammond  
Baltimore County Office of Zoning  
111 W. Chesapeake Avenue - Room 113

Towson, Maryland 21204

RE: GHULAM SARWAR Zoning 82-43-SPH  
hearing - 202 Woodland Avenue

Dear Mr. Hammond:

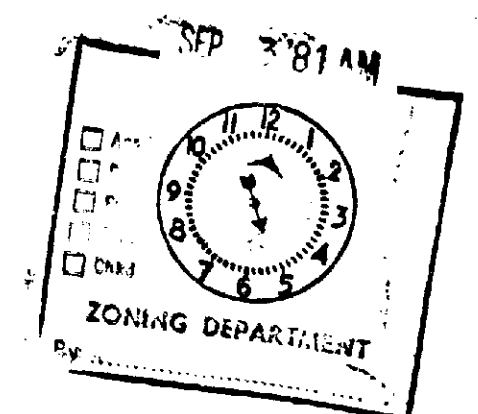
Attached you will find a copy of Mr. Martin McVey Affidavit regarding his knowledge of the property in question.

Very truly yours,

*Mark D. Woodard*  
Mark D. Woodard

MDW:cah

Attachment



S. I. Engineering Co. Inc.

PROFESSIONAL LAND SURVEYORS  
4631 1/2 BELAIR ROAD  
BALTIMORE, MARYLAND 21206  
455-1510

## DESCRIPTION

One more or less acre parcel, west of Patapsco Avenue at Woodland Avenue, 12TH Election District, Baltimore County, Maryland.

Beginning for the same at the intersection of the west side of Patapsco Avenue and the southeast side of Woodland Avenue. Running thence on the west side of Patapsco Avenue extended southerly, South 00 degrees 12 minute East 56 feet more or less. Running thence South 72 degrees 42 minutes West 298 feet more or less to the Patapsco River. Running thence along the Patapsco River Northeastly 56 feet more or less, North 73 degrees 15 minutes East 33 feet more or less, and Northwesterly 135 feet more or less. Thence leaving the Patapsco River and running Northeastly 250 feet more or less to the west side of Patapsco Avenue. Thence binding thereon South 00 degrees 12 minutes East 101.08 feet more or less to the place of beginning. Containing 0.24 more or less acres of land. The improvements thereon being known as #'s 202-A, 202-B & 202-C Woodland Avenue.





TO WHOM IT MAY CONCERN:

I, MARTIN G. McVEY, 3004 Liberty Parkway, Baltimore, Maryland 21222, hereby state that to the best of my knowledge, the property known as 2002 Woodland Avenue has been used as follows: block building, one family; brick building, five (5) apartments; and frame building, three (3) apartments; since 1943, and I further state that I was born at the aforementioned property and resided there for approximately ten (10) years.

*Martin G. McVey*  
MARTIN G. McVEY  
Dated: 8/27/81

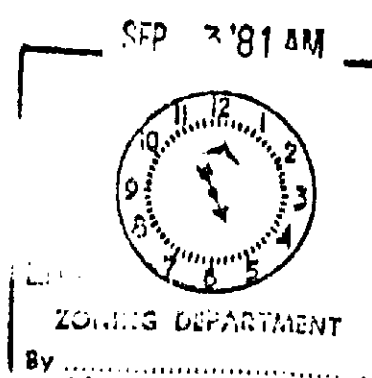
#82-43-SPH

12th District

W/s Patapasco Ave. at  
Woodland Ave.

Ghulam Sarwar

1 SIGN



LAW OFFICES  
GREIF, COHEN AND ALPERT  
SUITE 800  
5 LIGHT STREET  
BALTIMORE, MARYLAND 21202

ALLEN D. GREIF  
DAVID H. COHEN  
STANLEY ALPERT  
EUGENE A. SEIDEL

PHONE:  
839-1230  
688-8848  
AREA CODE 301

August 31, 1981

Mr. William E. Hammond  
Baltimore County Office of Zoning  
111 W. Chesapeake Avenue - Room 113  
Towson, Maryland 21204

RE: Sarwar Zoning 82-43-SPH  
hearing - 202 Woodland Avenue

Dear Mr. Hammond:

Attached you will find a copy of Mr. Martin McVey Affidavit regarding his knowledge of the property in question.

Very truly yours,

*Mark D. Woodard*

Mark D. Woodard

MDW:cah

Attachment

LAW OFFICES  
GREIF, COHEN AND ALPERT  
SUITE 800  
5 LIGHT STREET  
BALTIMORE, MARYLAND 21202

ALLEN D. GREIF  
DAVID H. COHEN  
STANLEY ALPERT  
MARK D. WOODARD  
EUGENE A. SEIDEL

PHONE:  
839-1230  
688-8848  
AREA CODE 301

December 31, 1981

OFFICE OF THE ZONING COMMISSIONER  
County Office Building  
Towson, Maryland 21204

Dear Sir or Madam:

Kindly note attached petition for Appeal and check in the amount of \$40.00 for the costs thereof.

Thank you for your attention to this matter.

Very truly yours,

*Mark D. Woodard*

Mark D. Woodard

MDW:cah

Enclosure

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 104508

DATE 1/7/82 ACCOUNT 01-662

AMOUNT \$40.00

RECEIVED Grief, Cohen & Alpert

FOR Appeal fee for case #82-43-SPH (Sarwar)

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 12 Date of Posting 9/1/81  
Posted for: Ghulam Sarwar  
Petitioner: Ghulam Sarwar  
Location of property: W/s Patapasco Ave. at Woodland Ave.  
Location of Signs: Signs intervention of Patapasco and Woodland  
Remarks: Ghulam Sarwar  
Posted by: Ghulam Sarwar Date of return: 8/2/81  
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 30, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 18th day of August, 1981, the first publication appearing on the 30th day of July, 1981.

THE JEFFERSONIAN,

*S. Frank Smith*  
Manager.

Cost of Advertisement, \$ 26.25

CERTIFICATE OF PUBLICATION

OFFICE OF  
Dundalk Eagle

38 N. Dundalk Ave.  
Dundalk, Md. 21222 August 6, 1981

THIS IS TO CERTIFY, that the annexed advertisement of William Hammond, Zoning Commissioner of Baltimore County /in matter petition of Ghulam Sarwar was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week.

Dundalk Eagle

38 N. Dundalk Avenue 283-6060  
Dundalk, Maryland 21222

Dundalk, Md. 21222, August 6, 1981

Baltimore County, Md.  
Office of Central Services  
Suite 412, Courts Bldg.  
401 Bayley Ave.  
Towson, Md. 21204

ADVERTISING ZONING - Karen Siegel  
PCA - 3046, Req. L26472, July 23, 1981

Petition for special hearing  
Ghulam Sarwar W/s Patapasco Ave

Issue July 30, 1981 - 105 lines - \$42.00

certificate of publication attached -  
copy of bill & cert. pub sent to  
Karen Siegel this date....

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by:			Revised Plans:		Change in outline or description	Yes				
Previous case: BT			Map #			No				

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 1 day of June, 1981.

Filing Fee \$ 25 Received: Check

Cash

Other

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 097692

DATE 7/21/81 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED Ghulam Sarwar

FOR Filing Fee for Case #82-43-SPH

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 12 Date of Posting 1/16/82  
Posted for: Board of Appeals  
Petitioner: Ghulam Sarwar  
Location of property: W/s Patapasco Ave. at Woodland Ave.  
Location of Signs: Signs intervention of Patapasco and Woodland  
Remarks: Ghulam Sarwar  
Posted by: Ghulam Sarwar Date of return: 1/27/82

J. E. Cohen, Esquire  
1414 Street  
Baltimore, Maryland 21202

cc: S.T. Engineering Co., Inc.  
4831 3rd Balair Road  
Baltimore, Maryland 21206

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

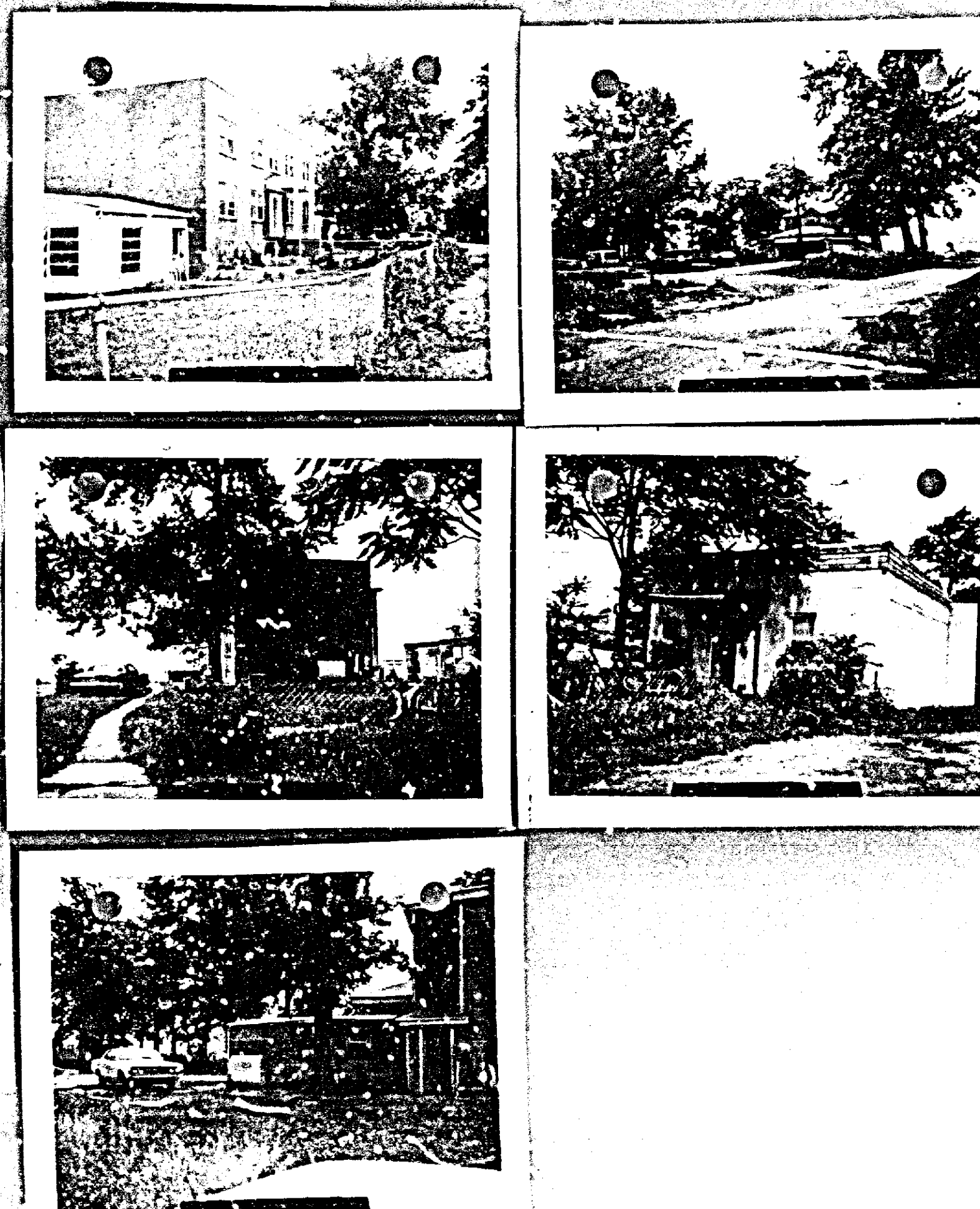
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 16th day of June, 1981.

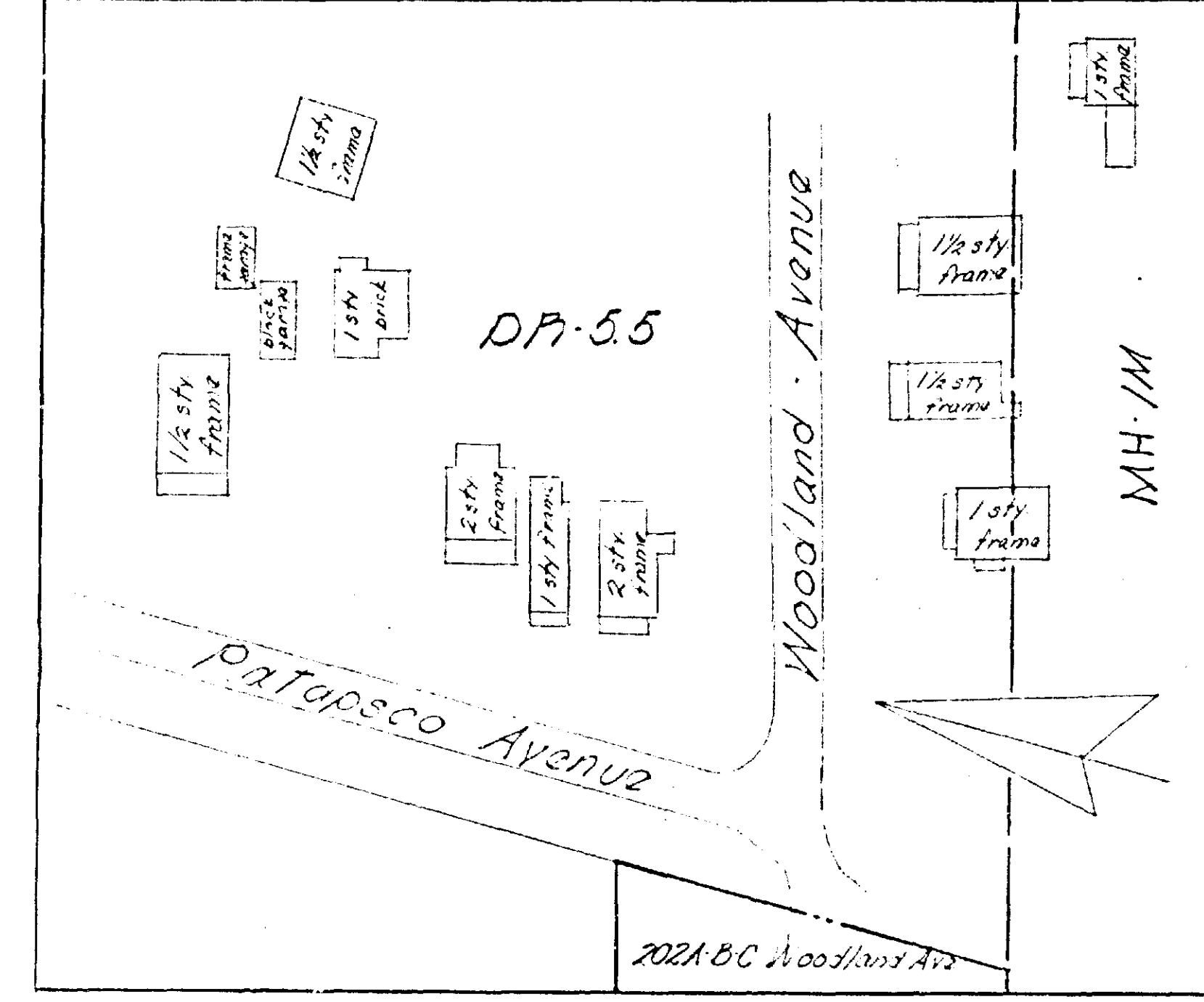
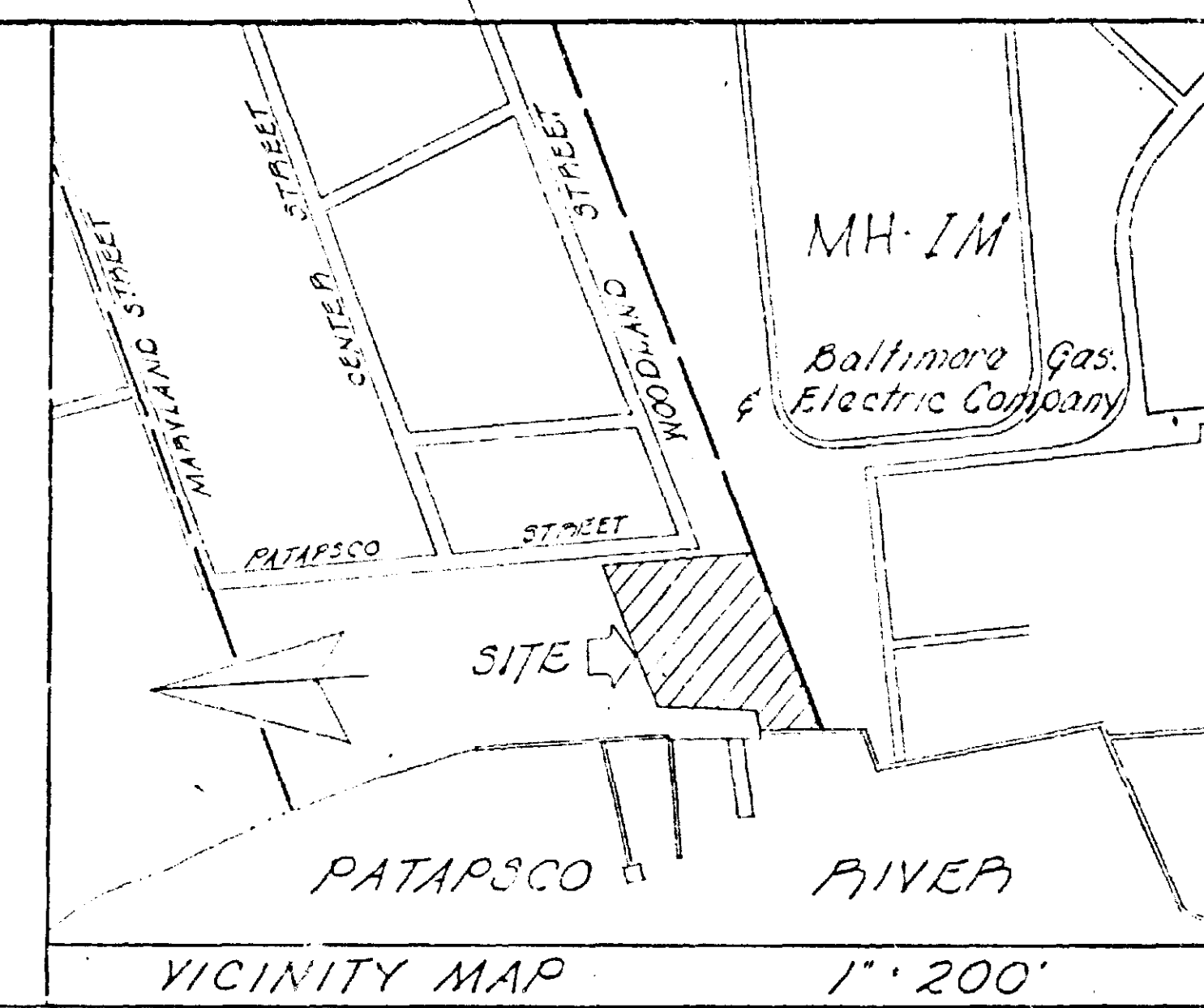
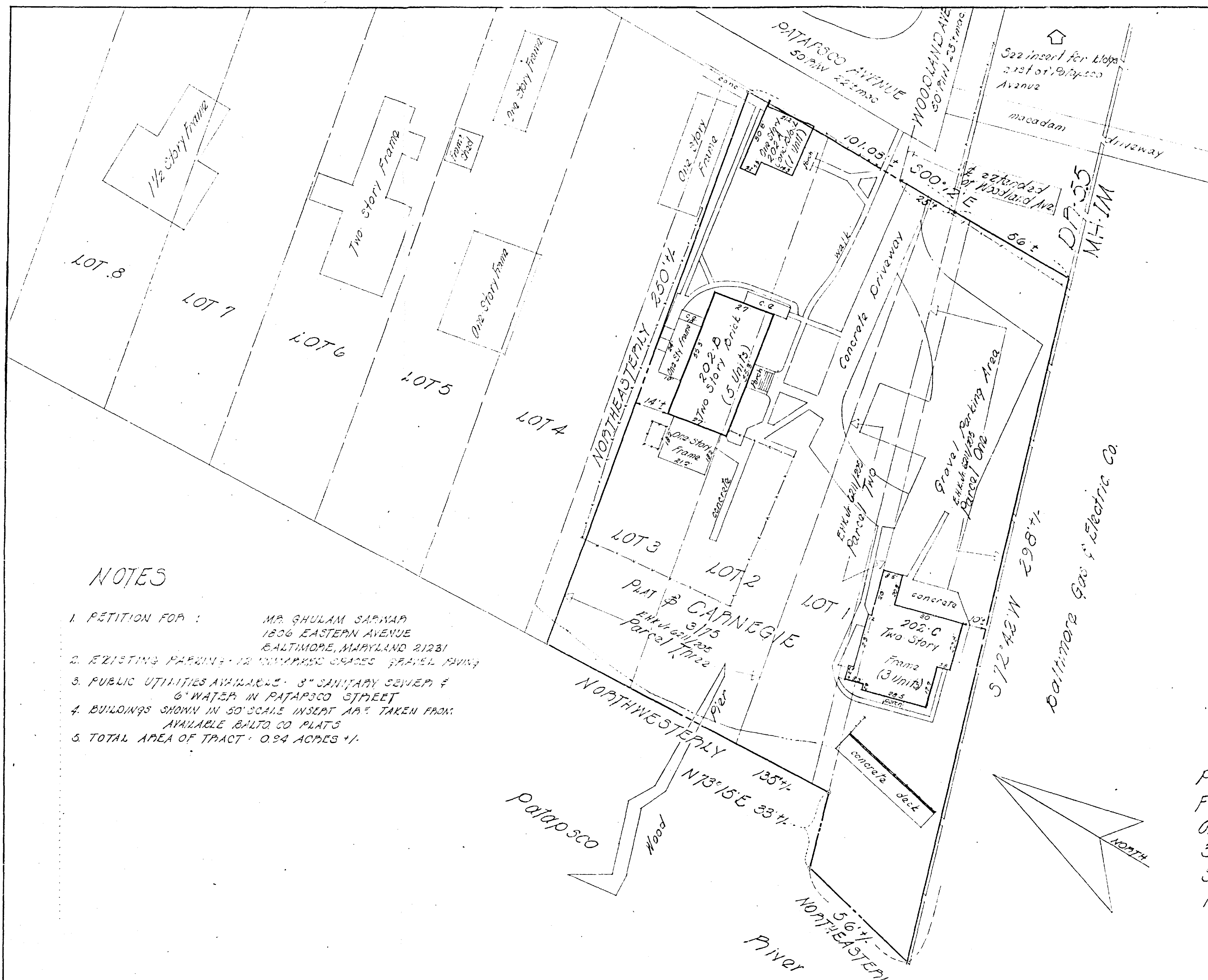
*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner Ghulam Sarwar  
Petitioner's Attorney David F. Cohen

Reviewed by: Nicholas E. Commodari  
Chairman, Zoning Plans  
Advisory Committee







# NOTES

1. PETITION FOR : MR. GHULAM SARINAP  
1806 EASTERN AVENUE  
BALTIMORE, MARYLAND 21231
2. EXISTING PARKING : 12 COMPRESSED GRASSES GRAVEL PAVING
3. PUBLIC UTILITIES AVAILABLE : 8" SANITARY SEWER & 6" WATER IN PATAPSCO STREET
4. BUILDINGS SHOWN IN 50' SCALE INSERT ARE TAKEN FROM AVAILABLE BALTO CO PLATS
5. TOTAL AREA OF TRACT : 0.94 ACRES +/-

PETITION FOR SPECIAL HEARING  
FOR NON-CONFORMING USE FOR  
ONE 5 UNIT APARTMENT BLDG-ONE  
3 UNIT APARTMENT BLDG & ONE  
SINGLE FAMILY DWELLING & FOR  
PARKING

for  
MR. GHULAM SARINAP  
202 A-B-C WOODLAND AVENUE  
12TH ELECTION DIST.  
BALTIMORE, COUNTY MD.

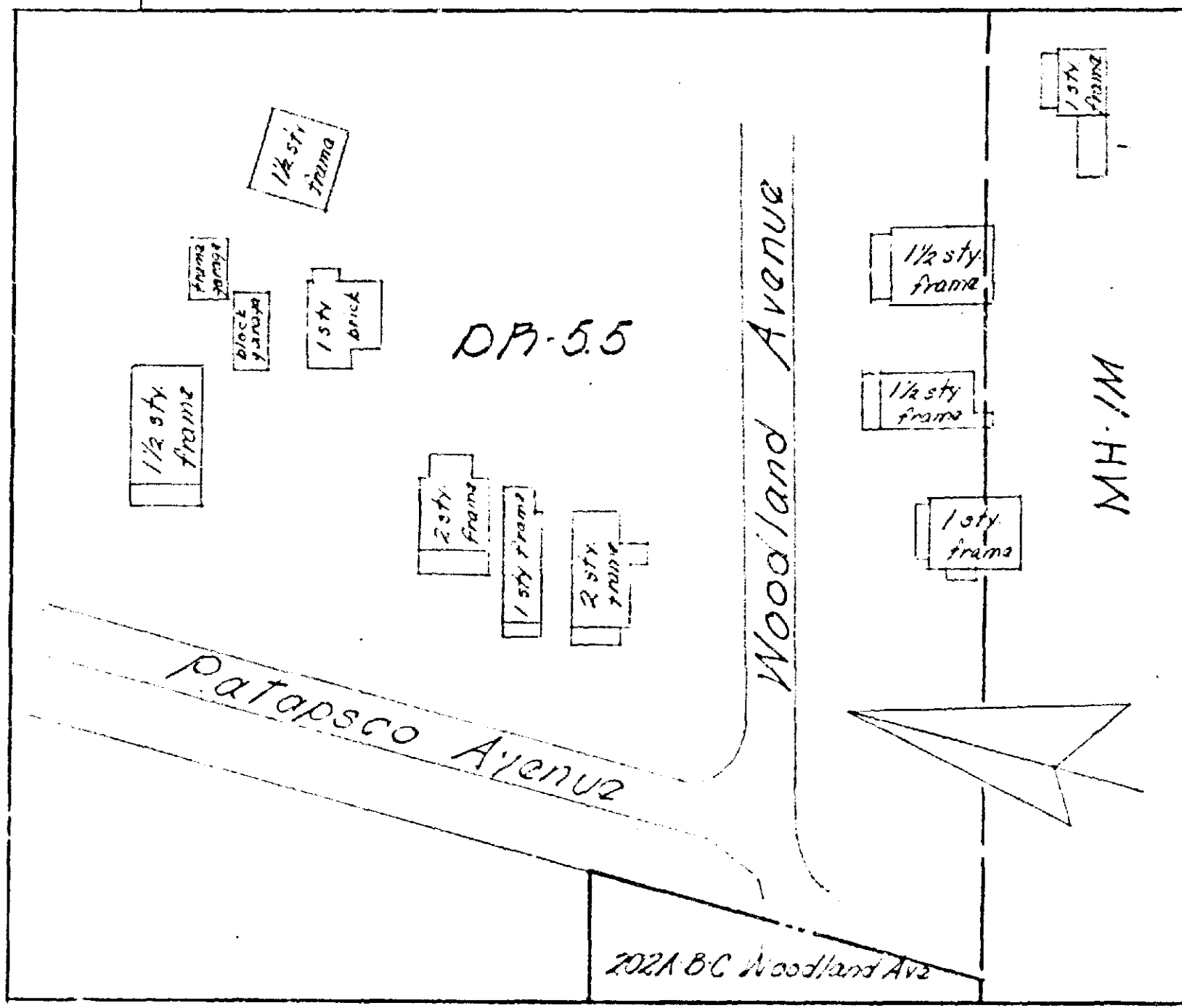
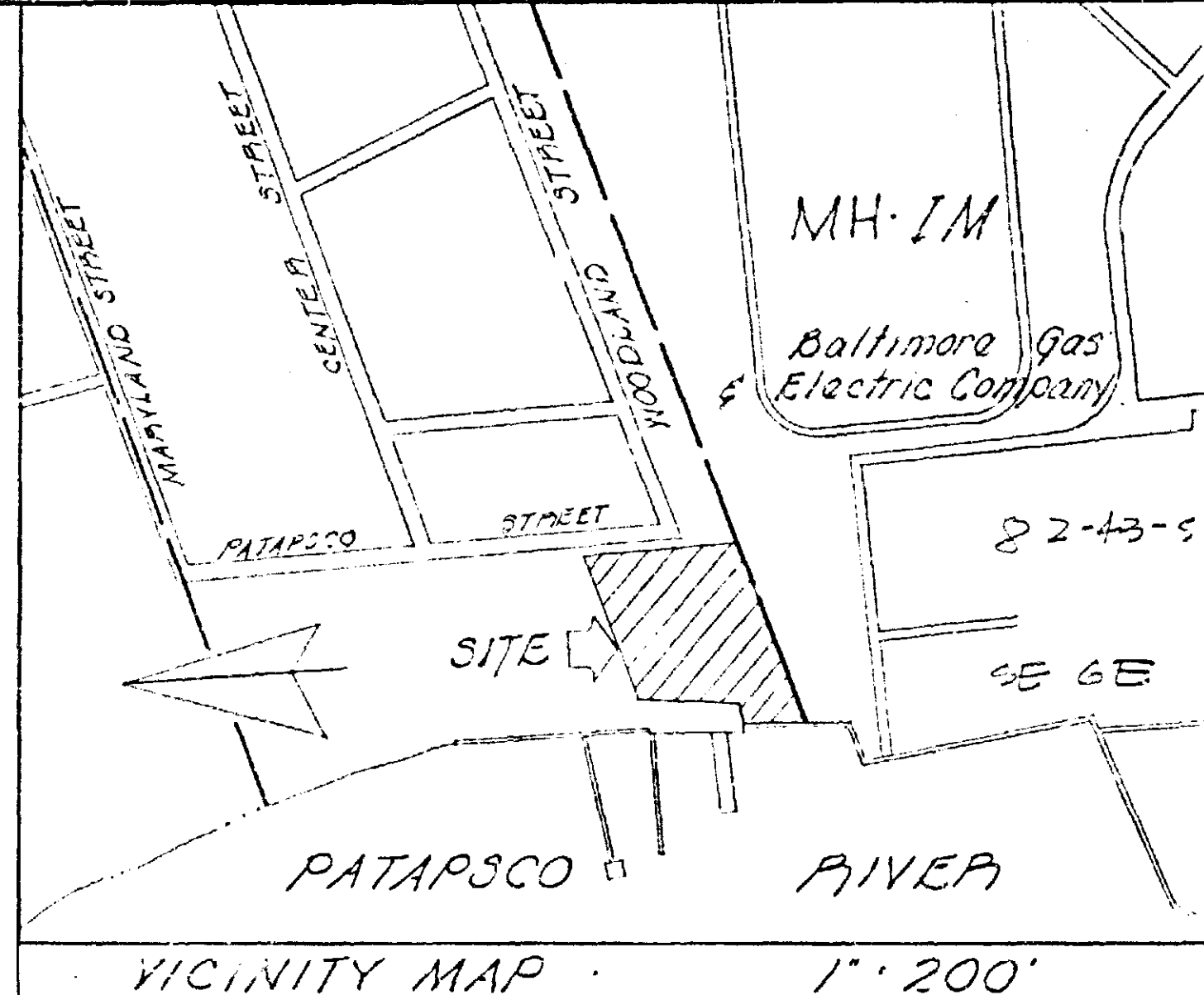
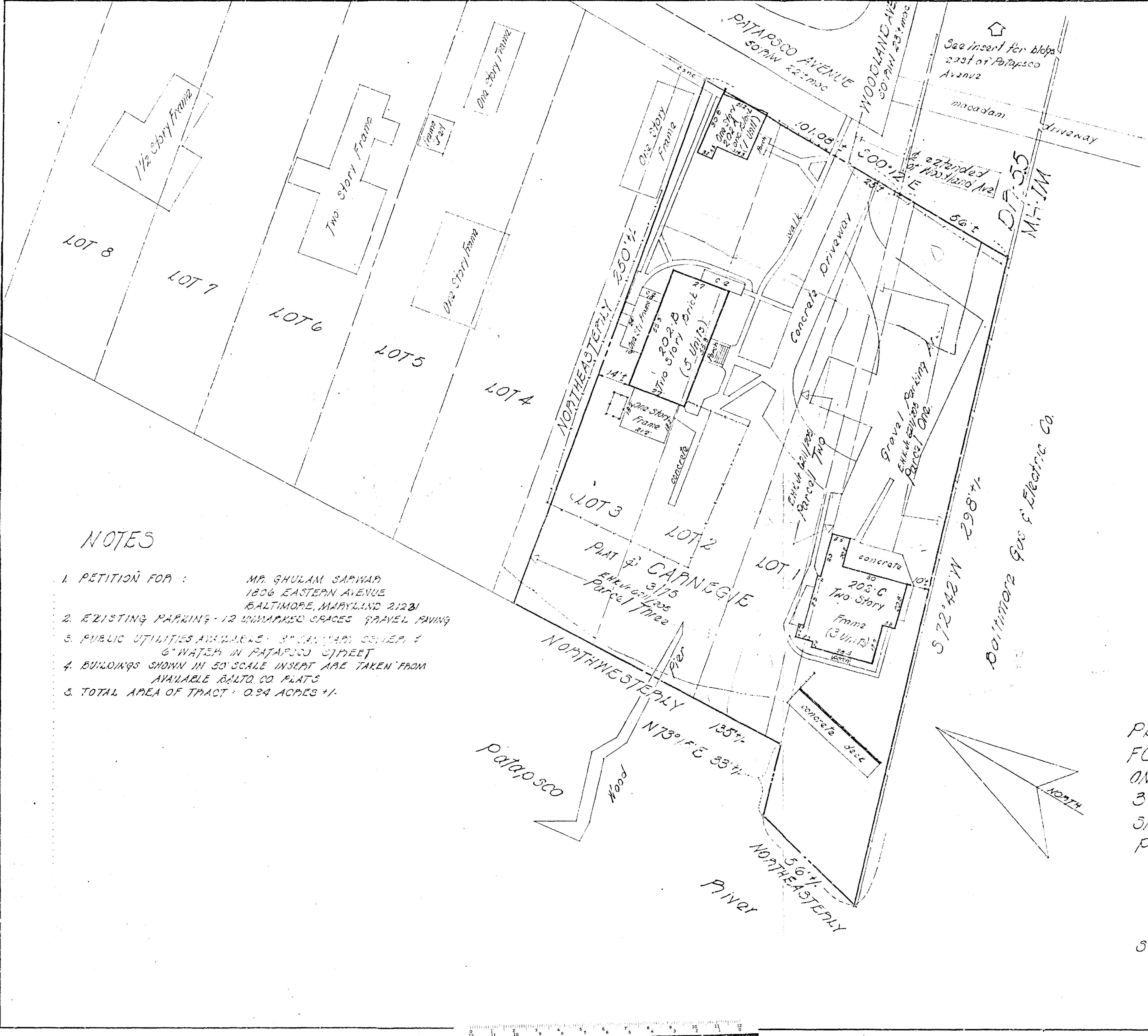
SCALE : 1"=20'

DATE : 5-7-81

PETITIONER'S  
EXHIBIT 3



J.S.T. ENGINEERING CO., INC.  
4831 1/2 BELAIR RD.  
BALTIMORE, MD. 21206



NOTES

- 1. PETITION FOR : MR. GHULAM SARWAR  
1806 EASTERN AVENUE  
BALTIMORE, MARYLAND 21281
- 2. EXISTING PARKING - 12 UNMARKED SPACES GRAVEL PAVING
- 3. PUBLIC UTILITIES AVAILABLE - 3" GAS MAIN SERVED &  
6" WATER IN PATAPSCO STREET
- 4. BUILDINGS SHOWN IN 50' SCALE INSERT ARE TAKEN FROM  
AVAILABLE BALTO. CO PLATS
- 5. TOTAL AREA OF TRACT - 0.94 ACRES +/-

PETITION FOR SPECIAL HEARING  
FOR NON-CONFORMING USE FOR  
ONE 5 UNIT APARTMENT BLDG-ONE  
3 UNIT APARTMENT BLDG & ONE  
SINGLE FAMILY DWELLING & FOR  
PARKING

for  
MR. GHULAM SARWAR  
202 A-B-C WOODLAND AVENUE  
12TH ELECTION DIST.  
BALTIMORE, COUNTY MD.  
SCALE: 1"=20' DATE: 5-7-81



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